

Ronald G. Rios  
*County Commissioner Director*

Shanti Narra  
*County Commissioner Deputy Director*

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
*County Commissioners*



Charles Kenny  
*Chairperson,  
Transportation*

John A. Pulomena  
*County Administrator*

Solomon Caviness  
*Department Head*

Douglas J. Greenfeld, AICP/PP  
*Planning Director*

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning

**Middlesex County Planning Board**  
**Middlesex County Administration Building**  
**75 Bayard Street, New Brunswick, NJ 08901**  
**July 12, 2022**  
**Minutes**

**COMMITTEE PRESENT**

Mr. Matthew Vaughn, Chairman  
Mr. Ronald Sendner, PE, County Engineer  
Mr. Jason Freidman  
Mr. Sam Khan  
Ms. Gail Lalla, Alternate  
Mr. Joseph Johnson, Alternate

**STAFF PRESENT**

Mr. Steve Cahn, Esq., Planning Board Counsel  
Mr. Douglas J. Greenfeld, AICP, PP, Planning Director  
Ms. Linda Weber, AICP, PP, Supervising Planner, Land Management  
Mr. Alex Zakrewsky, Principal Planner, Land Management  
Mr. Julio Mora, Senior Planner, Land Management  
Ms. Lilliana Dourado, Clerk I  
Ms. Laurie Sobel, AICP, PP, Supervising Planner, Sustainability and Resiliency  
Mr. Nick Tufaro, PP, LLA, Principal Planner, Sustainability and Resiliency  
Ms. Mirah Becker, AICP, PP, Supervisor, Regional Planning and Local Assistance  
Mr. Andrew Lappitt, Principal Planner, Transportation and Mobility  
Ms. Rachel Cohen, Business Engagement Manager  
Ms. Sandy Castor, Director Business Engagement  
Mr. Arthur Cooper, IT Support  
Mr. Saifulla Shareef, IT Support

**PUBLIC PRESENT**

Mr. Shawn Haussermann  
Mr. Mark Mauriello  
Ms. Sandra Smith  
Mr. Charlie Kratovil



I. Opening Meeting-

Chairman Vaughn called the meeting to order at 3:23 pm. The meeting of the Middlesex County Planning Board Meeting in accordance with the Open Public Meetings Act. Adequate notice of the meeting's time and the place has been provided to the Star-Ledger and Home News Tribune newspapers, the Middlesex County Clerk, and has been posted on the community bulletin board at the Middlesex County Administration building.

Salute to the Flag

Moment of Silence

Ms. Dourado called the roll, stated alternate members Ms. Lalla and Mr. Joseph Johnson will be voting today, and confirmed there is a quorum.

II. Open Public Discussion on Resolution Listed on this Agenda Only.

There were no public comments. Mr. Freidman motioned to close the public portion of the meeting, seconded by Ms. Lalla. The motion carried.

III. Administration

A. Meeting Minutes

1. Approval of Minutes for May 10, 2022.

Chairman Vaughn reported the minutes of May 10, 2022, are before the board for approval. Mr. Freidman moved, seconded by Ms. Lalla, to approve the minutes of May 10, 2022. The motion carried.

2. Review of Minutes for June 14, 2022.

Chairman Vaughn reported the meeting minutes of June 14, 2022, are before the Planning Board for review.

IV. Old Business-None

V. New Business

- A. Action Items – Consideration of Site-Specific Amendment (SSA) Application to the Lower-Raritan Middlesex County Water Quality Management Plan (WQMP): Edgewood Properties, Block 36, Lots 13, 14, & 15, Proposed Multi-Family Housing Project (a.k.a. Monroe Parke Section 4) Monroe Township, New Jersey



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Mr. Tufaro introduced Ms. Smith and Mr. Mauriello to present the SSA Application. Ms. Smith, Project Engineer with PSNS, began the presentation with the concept plan for the project site. The project is for multi-family development with nearly 5 acres of retail and 923 townhouses and apartments. There are 808 units located outside the existing sewer service area and 115 units and retail located within the current sewer service area. Based on the NJAC criteria the proposed flow is 242,400 gallons per day. Ms. Smith presented a table showing how the proposed flow was calculated and stated they are awaiting the endorsement from the Monroe Township and Monroe Utilities Dept. MCUA has provided confirmation of capacity at the MCUA Wastewater Treatment Plant to accept wastewater flows from the expanded sewer service area. The Monroe Park Phase 4 comprises of approximately 245 acres of which 145 acres are proposed to be disturbed. The Wetlands LOI has been received in January 2019 and a habitat suitability determination is underway which is anticipated to be complete by the end of August 2022.

Mr. Sender asked for the main roads for the site. Mr. Mauriello, Edgewood Properties, responded the roads for the project are near Mount Mill's Road and Spotswood-Englishtown Road. Mr. Tufaro closed the presentation with a staff recommendation. The primary concerns are the endangered and threatened species presence. If there is no plan to accommodate the habitat, the project will not move forward. This project consists of ordinary wetlands, intermediate wetlands, exceptional wetlands, and open waters. These conditions will need to be reviewed by NJDEP for special permitting. The WRA has endorsed a Resolution to approve with contingencies that all state, county, and local applications are achieved, and evidence is presented to the Office of Planning to confirm approvals. Staff recommendation is to approve the 99.6 acres in the sewer service area, contingent on all approvals of all required state, county, and municipal permitting, including all instrumentalities.

Chairman Vaughn asked if there are any questions. Mr. Sender motioned to approve the staff recommendation for the submission Water Quality Management Plan, seconded by Ms. Lalla. Chairman Vaughn asked for a roll call. Motion passed.

B. Report of the Development Review Committee

Ms. Weber reported there were 2 minor subdivisions, 0 major subdivisions, 10 site plans, 5 exempt plans, and 3 extensions for a total of 20 applications. The most significant applications are a warehouse on Main Street in South Amboy with 266,000 square feet, a warehouse in Spotswood with 654,000 square feet, a 73 multi-family unit development in Old Bridge, and the 99,000 square feet commercial storage building in Piscataway. Ms. Weber concluded the report. There were no questions. Chairman Vaughn asked for a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Mr. Johnson. Motion passed.

C. Staff Report(s)

1. Sustainability and Resiliency



Laurie Sobel provided two updates. The County's Comprehensive Farmland Preservation Plan update is under development. The staff transmitted a revised mapping of the County's proposed agricultural development area to the 7 municipalities located within the ADA on June 24<sup>th</sup> to inform them of any additions or removals from the ADA delineations in their municipalities as anticipated for the final proposed ADA map. The revisions consisted of changes in land use, inconsistent municipal zoning, recent development approvals, recent open space acquisitions, and GIS mapping in boundary revisions.

The Resilient NJ Raritan River and Bay Communities project was scheduled to conclude at the end of July and is being extended until the end of October to allow additional time for the project team to do some additional engagement with the steering committee.

FEMA is implementing a new pricing methodology for the national flood insurance program called Risk Rating 2.0. It would leverage industry best practices and improve technology to enable FEMA to deliver rates that are actuality sound, equitable, easier to understand, and better reflect a property's flood risk. The new rating system considers new data sources than the prior system and includes the home characteristics. Resilient NJ steering committee and Office of Planning staff attended a virtual information session on June 28<sup>th</sup>. Lori Sobel concluded her report.

Ms. Lalla asked Ms. Sobel if the goal of Resilient NJ and FEMA state culture meetings be to come up with actionable projects. FEMA's pre-disaster mitigation in Brick is coming out in a month, which funds capacity building and outreach for CRS. Ms. Sobel responded the project team is looking into working on an action plan and roadmap of implementation activities the local communities in the study area can do. Mr. Greenfeld responded the team has been following FEMA's funding sources. Ms. Lalla asked for planning out preliminary projects before the sub-application is given to FEMA. Mr. Greenfeld explained, Resilient NJ is an NJDEP initiative with county and municipality participation and not a county lead group.

Chairman Vaughn asked for a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Ms. Lalla. Motion passed.

## 2. Transportation and Mobility

Andrew Lappitt provided three updates. Staff is scheduling the first meeting for the Middlesex County Vision Zero Action Plan Partnership at the end of July with mayors and designated municipal staff. The partnership comprises a leadership committee and two working groups with County Commissioners expected to co-chair the leadership committee. The purpose of the partnership is to drive the planning process, allow county and municipal leaders to take ownership, become champions of implementation, and implement change across jurisdictions throughout the county.



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For Southern Middlesex County Area Freight Movement Study, the first technical advisory meeting was held on July 7<sup>th</sup>. We reviewed the overall project, data input deliverables, and outcome expectations.

The Bike Easy Walk Safely bicycle and pedestrian plan, Planning staff conducted a walk audit on a portion of the Oak Tree Road corridor with stakeholders from Woodbridge township staff and business community of June 30<sup>th</sup>. As part of the walk audit, the team identified a location for a future temporary demonstration project.

Mr. Lappitt concluded his report. There were no questions. Chairman Vaughn asked a motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Mr. Johnson. Motion passed.

3. Regional Planning and Local Assistance

Mirah Becker provided an update on the Forward Together plan was completed at the end of June. The draft plan contains a series of recommendations to enhance transit opportunities for vulnerable populations who need to travel for medical appointments, social services agencies, shopping outlets, school, employment, and education. Staff will be finalizing the plan in July and vetting the content with municipalities.

Invest Smart will be completed in draft form by mid-July after a subsequent municipal outreach phase, the document will be finalized for adoption.

Mirah Becker concluded her report. There were no questions. Chairman Vaughn asked motion to accept the report. Mr. Freidman motioned to approve the report, seconded by Ms. Lala. Motion passed.

D. Other Matters- None

VI. Public Comments

There were no public comments. Chairman Vaughn asked for a motion to close the public portion. Ms. Lalla motioned to close the public comments, seconded by Mr. Johnson. Motion passed.

VII. Adjournment

Chairman Vaughn asked for a motion to adjourn. Mr. Freidman motioned to adjourn, seconded by Ms. Lalla. Motion passed. The meeting adjourned at 3:55 p.m.

Respectfully submitted,  
Michele Norris, Analyst Trainee



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**Middlesex County Office of Planning**

Staff Report

September 2022

**Sustainability and Resiliency**

- The Community Rating System (CRS) program supports communities in mitigating flood hazards by reducing flood insurance premiums for residents within communities that implement solutions that go beyond the National Flood Insurance Program (NFIP)'s minimum floodplain management standards. The Middlesex County CRS/MS4 User Group provides support to participating communities in achieving flood mitigation benefits through regional coordination, networking, and information sharing on opportunities to meet local flood mitigation goals and to help save residents money on flood insurance. The Middlesex County CRS/MS4 User Group held a meeting on September 30, 2022, which featured a presentation by Princeton Hydro on municipal stormwater utility program benefits.

**Transportation and Mobility**

- ***Southern Middlesex County Freight Movement Study***: The project team is scheduling targeted in-person stakeholder outreach meetings. The first meeting will be with Monroe-based homeowners associations and the Monroe Senior Advisory Council in mid-October. Other meetings with stakeholder groups are being coordinated in Jamesburg, Cranbury, and South Brunswick. Additionally, we are expanding public outreach by offering an online survey and interactive mapping exercise. These survey techniques will give the public an opportunity to share insights and inform the project team about truck traffic and general transportation issues. The survey and map can be accessed here: [SOUTHERN MIDDLESEX COUNTY FREIGHT MOVEMENT STUDY \(fhistudio-apps.com\)](https://fhistudio-apps.com).

